

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2020/0873

Your Ref: P/2020/0873

Date: 29 December 2020

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2020/0873 LAND SOUTH OF NANT COTTAGE, LOWER ROAD, COEDPOETH

OUTLINE APPLICATION FOR 1 DWELLING

- **Recommended Contamination Conditions**

Due to historical metal mining in and around the area of Coedpoeth resulting in ground contamination of some areas, it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following condition and note to applicant be applied to any future consent that may be granted.

ZP01B CONTAMINATED LAND – PHASED INVESTIGATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

WCBC02 :: ZP02A - Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

WCBC21 :: A11NA - SITE CONTAMINATIONA handwritten signature in black ink, appearing to read 'Angela Guy', with a stylized flourish at the end.

Angela Guy
Contaminated Land Officer